

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9150 Sidney Beall, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 18, 1967.

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit a two-story side addition to dwelling at 3211 R Street, NW., Lot 808, Square 2154, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The lot has a frontage of 30 feet on R Street, a depth of 160 feet, and contains an area of 4,800 square feet. Regulations require a frontage of 50 feet and an area of 5,000 square feet in the subject zoning district.
3. The property as developed is nonconforming as to lot width and area as well as side yard requirements of the Regulations.
4. Appellant proposes to build a three-story addition on the left side of the existing dwelling for an entryway, stairway, additional closet space, to enlarge the kitchen, and for a garage.
5. Opposition to the granting of this appeal was registered at the public hearing and there are letters of opposition on file in this appeal.

OPINION:

We are of the opinion that appellant has failed to prove a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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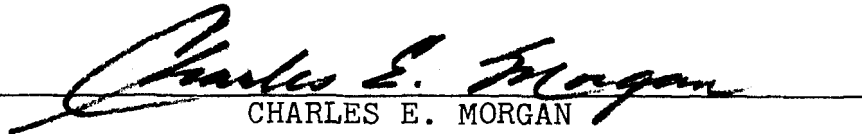
OPINION Cont'd:

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

A handwritten signature in cursive script, reading "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board